



TOWN COUNCIL AGENDA

Brownsburg Town Council Meetings are live-streamed and archived.

DATE OF MEETING: Thursday, November 18, 2021

PLACE OF MEETING: Brownsburg Town Hall
61 N. Green Street
Brownsburg, IN 46112

01. CALL TO ORDER BY PRESIDING OFFICER

02. INVOCATION/PLEDGE OF ALLEGIANCE – Rob Deas, Chaplain for the Brownsburg Police Department

03. ROLL CALL

04. CITIZENS COMMENTS RELATING TO AGENDA FOR NOVEMBER 18, 2021

04.01. A Proclamation Recognizing November 27, 2021 as Small Business Saturday

04.02. A Proclamation Recognizing November 11, 2021 as Veteran’s Day

04.03. Recognition of Eagle Scout Candidate for Wastewater Project Completion - Kathy Dillon, Water Utilities Director

04.04. Recognition of Resident Academy Graduates

05. CONSENT ITEMS

05.01. October 28, 2021 Meeting Minutes

05.02. Civil Town and Fire Territory Claim Dockets – October 29, 2021 through November 18, 2021

06. BID OPENING AND/OR AWARD

07. REPORTS FROM COMMISSIONS AND BOARDS

07.01. Park Board Report - Travis Tranbarger, Director of Parks & Recreation

07.02. Advisory Plan Commission Report – Jodi Dickey, Director of Development Services

07.03. Board of Zoning Appeals Report – Jodi Dickey, Director of Development Services

08. TOWN ADMINISTRATIVE ITEMS

08.01. Water Department Report – Frank Monts, Water Department Superintendent

08.02. Wastewater Department Report – Kathy Dillion, Water Utilities Director

09. PREVIOUSLY CONSIDERED ITEMS

- 09.01. Resolution #2021-35C** - A Resolution of the Town Council of the Town of Brownsburg, Hendricks County, Indiana Setting Forth Final Action in Determining that the Qualifications for an Economic Revitalization Area Have Been Met and Confirming Resolution #2021-35 for the Real Property Located Generally at US 136 & W Northfield Drive (Building 1) (Parcel ID#: 32-07-03-300-004.000-016) by Northfield Drive East, LLC – **ADVERTISED PUBLIC HEARING** - (Debbie Cook)
- 09.02. Ordinance #2021-39** - An Ordinance to Amend the Official Zoning Map to Rezone Property from I1 (Low Intensity Industrial) to C2 (High Intensity Commercial) for Future Retail Development on Approximately 1.19 Acres. The Property is Located on the West Side of S. Green Street, About 500 Feet South of Airport Road - **Proposed 2nd Reading, Proposed 3rd Reading and Final Adoption – (continued from 10/28/2021 meeting) – CONTINUE TO 12/16/2021 MEETING** - (Jodi Dickey)
- 09.03. Ordinance #2021-41** - An Ordinance Annexing Real Estate into the Town of Brownsburg, Hendricks County, Indiana Pursuant to a Petition for Voluntary Annexation for Property Located at 3575 N. State Road 267 (S. Green Street) - **Proposed 3rd Reading and Final Adoption** - (Jodi Dickey)
- 09.04. Ordinance #2021-42** – An Ordinance to Approve the Salaries and Salary Ranges for the Year 2022 - **Proposed 2nd Reading, Proposed 3rd Reading and Final Adoption** - (Nick Van Horn and Al Geans)

10. NEW FOR CONSIDERATION

- 10.01. Resolution #2021-37** - A Declaratory Resolution of the Town Council of the Town of Brownsburg, Hendricks County, Indiana Requesting Approval for Personal Property Tax Deduction/Abatement for the Personal Property Located at 1145 East Northfield Drive (Orano Med, LLC) – (Debbie Cook)
- 10.02. Resolution #2021-38** - A Resolution of the Town Council of the Town of Brownsburg, Hendricks County, Indiana, Approving an Application for Utility Connection Fee Assistance (DA Dental Partners, LLC) – (Debbie Cook)
- 10.03. Resolution #2021-39** - A Resolution of the Town Council of the Town of Brownsburg, Indiana, Approving the Order of the Plan Commission and the Declaratory Resolution of the Brownsburg Redevelopment Commission – (Debbie Cook)
- 10.04. Ordinance #2021-43** - An Ordinance Amending the Text of the Unified Development Ordinance Including Partial and/or Entire Section Modifications to Article 2, Section 2.17-2.18 (M2 Standards), Section 2.37-2.40 (I1 and I2 Standards), Article 3, Section 3.07-3.12 (PMO Standards), and Article 9, Section 9.05 (Development Plan Review). – **Proposed 1st Reading** - (Jodi Dickey)

- 10.05. Ordinance #2021-44** - An Ordinance to Amend the Official Zoning Map to Rezone Property from C2 (High Intensity General Commercial) and PD (Planned Development) to C2 and I2 (High Intensity Industrial) to Permit Development of a Mixed-Use Project on Approximately 220 Acres. The Property is Located West of the Intersection of Ronald Reagan Parkway and Connector Road (Lacy Farms West). – **Proposed 1st Reading** - (Jodi Dickey)
- 10.06. Ordinance #2021-45** – An Ordinance to Amend the Official Zoning Map to Rezone Property From IS (Institutional) and TR (Traditional Residential) to UC (Urban Commercial) to Allow Creation of A Mixed Residential/Retail Development in Downtown Brownsburg on Approximately 1.14 Acres. The Property is Located at 406 N Green Street (Arbuckle Phase II). – **Proposed 1st Reading** - (Jodi Dickey)
- 10.07.** Introductory Item - Northfield Greens Rezone to M2 (behind Kroger) – (Jodi Dickey)
- 10.08.** Introductory Item - West Wynne Farms PD Amendment (Redwood) – (Jodi Dickey)
- 10.09.** Introductory Item – Brownsburg Community School Corporation Rezone Request for Property Located at 8510 East County Road 400 North – (Jodi Dickey)
- 10.10.** Introductory Item – Brownsburg Community School Corporation Conditional Rezone Request for Properties Located at 8810 East County Road 400 North and 8820 East County Road 400 North – (Jodi Dickey)
- 10.11. Ordinance #2021-46** - An Ordinance of the Town Council of the Town of Brownsburg, Hendricks County, Indiana Amending the Brownsburg Town Code of Ordinances, Title V, Chapter 52, Sections 52.71 And 52.72 Relating to Sewers and Sewer Rates - **Proposed 1st Reading** - (Al Geans/Debbie Cook)
- 10.12. Ordinance #2021-47** - An Ordinance of the Town Council of the Town of Brownsburg, Hendricks County, Indiana, Amending the Brownsburg Town Code of Ordinances, Title V, Chapter 54 Sections 54.20, 54.21, 54.22 and 54.27 Relating to Certain Water Utility Rates and Charges - **Proposed 1st Reading** - (Al Geans/Debbie Cook)
- 10.13. Resolution #2021-41** – A Resolution of the Town Council of the Town of Brownsburg Hendricks County, Indiana Regarding Local Income Tax (Al Geans/Debbie Cook)
- 10.14. Resolution # 2021-42** - A Resolution Of The Brownsburg Town Council Of The Town Of Brownsburg, Hendricks County, Indiana Regarding Declaration Of Official Intent To Reimburse Expenditures For The Arbuckle Development Phase II Project (Debbie Cook)
- 10.15.** Consent and Approval of 2022 Town Holiday Schedule – (Al Geans/Debbie Cook)
- 10.16.** Consent and Approval of 2022 Town Council Meeting Dates – (Al Geans/Debbie Cook)



10.17. Motion to Approve Longevity Backpay Owed to Fire Territory Employees – (Chief Larry Alcorn)

11. TOWN MANAGER ITEMS

12. CLERK-TREASURER ITEMS

13. TOWN COUNCIL ITEMS

14. TOWN ATTORNEY ITEMS

15. CITIZENS COMMENTS

16. ADJOURNMENT

The Town of Brownsburg acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. In order to assist individuals with disabilities who require special services (i.e. sign interpretive services, alternative audio/visual devices, and amanuenses) for participation in or access to Town sponsored public programs, services, and/or meetings, the Town requests that individuals make requests for these services two business days ahead of the scheduled program, service, and/or meeting. To make arrangements, contact us at 317-858-6028.